S1387-1

1987
ANNUAL ISSUE
VOL. XVI

HOUSING PRODUCTION IN DELAWARE

TABLE 1: STATEWIDE HOUSING PRODUCTION

STRUCTURE	1986 TOTAL	1987 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1987 TOTAL
S-F	4,453	888	1,149	1,568	1,563	5,168
M-F	1,652	165	163	165	382	875
Total	6,105	1,053	1,312	1,733	1,945	6,043
M-H	1,621	254	373	479	503	1,609
TOTAL	7,726	1,307	1,685	2,212	2,448	7,652

1987 ANNUAL HOUSING PRODUCTION

Housing production during 1987 totalled 7,652 units, just a 1% decrease compared to 1986's record 7,726 units. Single-family construction rose 16% with 5168 units, while multi-family starts totalled 875 units, a 47% decline from 1986. Mobile home sales decreased 1% to 1609 units. Table 1 above summarizes the total statewide housing production by type and quarter. In 1987 note that:

- single-family housing construction increased 25%, 1% and 3% respectively in New Castle, Kent and Sussex Counties; *
- multi-family starts declined 53%, 17% and 47% respectively in New Castle, Kent and Sussex Counties; *
- mobile homes titled dropped 27% in Kent County, but increased 184% and 15% respectively in New Castle and Sussex Counties;
- single-family units identified as manufactured homes rose 41% to 312 with New Castle County recording 184, Kent County 61 and Sussex County 67;
- construction began on three 32-unit multi-family projects financed by the Farmers Home Administration: Dunbarton Oaks III Apartments in Georgetown, Hollybrook III Apartments in Laurel and Brandywine III Apartments in Millsboro.

More details are available in the tables and graphs on the following pages. For additional 1987 data, contact DSHA at (302) 736-4263.

* 277 condominiums (158 in New Castle County, 24 in Kent County, 95 in Sussex County) were identified as single-family units in 1987 rather than multi-family units as in previous years. This affects the year-to-year comparisons between 1986 and 1987 totals.

HOUSING PRODUCTION IN DELAWARE is a publication of the Delaware State Housing Authority. The report is designed to profile, on an annual basis, housing activity in Delaware. Data included are: # of new housing units authorized by building permit, # of mobile homes placed, details on unit composition, rehabilitated housing units and residential demolitions.

Address all letters and change of addresses to:
DSHA
Planning & CD Section
18 The Green
P.O. Box 1401
Dover, DE 19901
ATTN: J. Ventura

The cooperation of local building permit offices in supplying data for this report is gratefully acknowledged.

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NEW CASTLE COUNTY

TABLE 2: ON-SITE PERMITS ISSUED AND MOBILE HOME SALES

LOCATION	STRUCTURE	1986 TOTAL	1987 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1987 TOTAL
Bellefonte	S-F	1	0	1	0	0	1
	M-F	0	0	0	0	0	0
Elsmere	S-F	1	2	0	0	0	2
	M-F	0	0	0	0	0	0
New Castle	S-F	4	1	0	2	0	3
	M-F	9	0	0	0	0	0
Newark	S-F	86	28	51	58	49	186
	M-F	6	0	16	0	0	0
Newport	S-F	0	0	0	0	0	0
	M-F	0	0	0	0	0	0
Odessa	S-F	0	0	0	0	0	0
	M-F	0	0	0	0	0	0
Wilmington	S-F	84	12	39	338	5	394
	M-F	283	0	20	0	0	20
Unincorporated Areas	S-F	2,574	482	587	727	1,047	2,843
	M-F	798	72	24	84	300	480
New Castle Co. Total On-Site Activity	S-F	2,750	525	678	1,125	1,101	3,429
	M-F	1,096	72	60	84	300	516
		3,846	597	738	1,209	1,401	3,945
County Mobile Home Sale		92	23	12	93	133	261
TOTAL COUNTY PRODUCTION		3,938	620	750	1,302	1,534	4,206

KENT COUNTY

TABLE 3: SITE PERMITS ISSUED AND MOBILE HOME SALES

LOCATION	STRUCTURE	1986 TOTAL	1987 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1987 TOTAL
Camden	S-F	1	0	3	0	0	3
	M-F	0	0	0	0	2	2
Dover	S-F	167	35	76	36	48	195
	M-F	140	4	97	8	72	181
Harrington	S-F	9	1	4	1	2	8
	M-F	34	0	0	0	0	0
Milford (K)	S-F	9	0	6	3	0	9
	M-F	7	0	0	0	0	0
Smyrna	S-F	24	12	9	8	8	37
	M-F	40	0	0	0	0	0
Unincorporated Areas	S-F	340	54	76	97	74	301
	M-F	0	0	0	0	0	0
Kent County Total On-Site Activity	S-F	550	102	174	145	132	553
	M-F	221	4	97	8	74	183
	Total	771	106	271	153	206	736
County Mobile Home Sales		971	160	258	188	100	706
TOTAL COUNTY PRODUCTION		1,742	266	529	341	306	1,442

SUSSEX COUNTY

TABLE 4: ON-SITE PERMITS ISSUED AND MOBILE HOME SALES

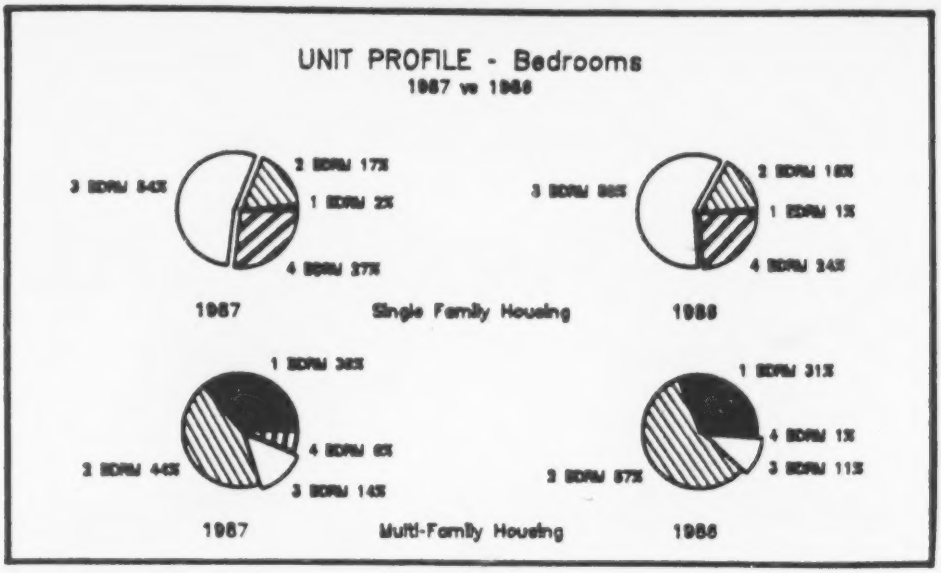
LOCATION	STRUCTURE	1986 TOTAL	1987 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1987 TOTAL
Bethany	S-F	70	23	11	28	16	78
	M-F	22	2	0	0	0	0
Bethel	S-F	0	0	0	0	0	0
	M-F	0	0	0	0	0	0
Blades	S-F	12	1	5	1	3	10
	M-F	0	0	0	0	0	0
Bridgeville	S-F	3	1	0	0	0	1
	M-F	0	0	0	0	0	0
Dagsboro	S-F	3	1	0	1	2	4
	M-F	0	0	0	0	0	0
Delmar	S-F	0	0	0	0	0	0
	M-F	0	0	0	0	0	0
Dewey Beach	S-F	0	0	0	0	0	0
	M-F	0	0	0	0	0	0
Fenwick Island	S-F	0	0	0	0	0	0
	M-F	0	0	0	0	0	0
Georgetown	S-F	9	3	2	2	2	9
	M-F	4	32	2	0	0	34
Greenwood	S-F	1	0	0	0	0	0
	M-F	0	0	0	0	0	0
Henlopen Acres	S-F	1	0	0	0	0	0
	M-F	0	0	0	0	0	0
Laurel	S-F	0	1	0	0	1	2
	M-F	0	32	0	0	0	32
Lewes	S-F	29	8	14	12	16	50
	M-F	16	0	0	8	0	8
Milford (S)	S-F	6	3	1	0	1	5
	M-F	12	0	0	0	0	0
Millsboro	S-F	53	6	5	9	6	26
	M-F	4	0	0	0	0	0
Milton	S-F	9	1	0	33	0	34
	M-F	0	0	0	0	0	0
Ocean View	S-F	9	5	9	5	1	20
	M-F	0	0	0	0	0	0
Rehoboth	S-F	4	5	2	0	5	12
	M-F	6	0	0	0	4	4
Seaford	S-F	16	2	9	0	1	12
	M-F	8	0	4	0	2	6
Selbyville	S-F	2	1	4	0	1	6
	M-F	0	0	0	0	0	0
Slaughter Beach	S-F	0	0	0	0	0	0
	M-F	0	0	0	0	0	0
South Bethany	S-F	35	14	8	11	5	38
	M-F	0	0	0	0	0	0
Unincorporated Areas	S-F	891	186	297	196	270	949
	M-F	263	23	6	65	2	96
Sussex County Total On-Site Activity	S-F	1,153	261	297	298	330	1,186
	M-F	335	89	6	73	8	176
	Total	1,488	350	303	371	338	1,362
County Mobile Homes Sales		558	71	103	198	270	642
TOTAL COUNTY PRODUCTION		2,046	421	406	569	608	2,004

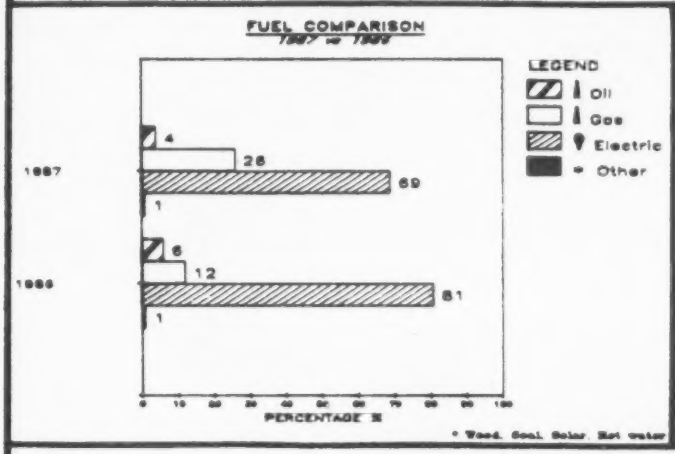
TABLE 5: REHABILITATION HOUSING (UNITS AND COST IN THOUSANDS)

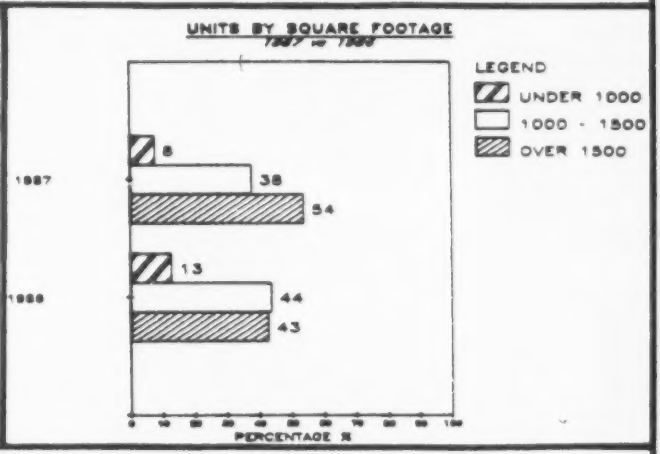
LOCATION	1987		1986	
	UNITS	COST	UNITS	COST
NEW CASTLE				
Bellefonte	0	0		0
Elsmere	16	240	7	78
New Castle	25	487	6	109
Newark	15	321	33	624
Newport	0	0	4	28
Odessa	0	0	0	0
Wilmington	514	6,712	516	8,079
Unincorporated Areas	292	5,822	437	8,661
COUNTY TOTAL	862	13,582	1,003	17,580
KENT				
Camden	0	0	0	0
Dover	49	697	38	544
Harrington	1	25	1	5,600
Milford (K)	8	135	11	315
Smyrna	0	0	0	0
Unincorporated Areas	128	1,928	119	1,971
COUNTY TOTAL	186	2,785	169	2,836
SUSSEX				
Bethany	16	298	8	130
Bethel	0	0	0	0
Blades	0	0	0	0
Bridgeville	0	0	0	0
Dagsboro	0	0	0	0
Delmar	13	156	3	69
Dewey Beach	0	0	0	0
Fenwick Island	0	0	0	0
Georgetown	2	20	1	20
Greenwood	0	0	0	0
Henlopen Acres	0	0	0	0
Laurel	0	0	4	61
Lewes	37	1,512	58	2,208
Milford (s)	5	38	11	104
Millsboro	24	310	18	602
Milton	1	12	0	0
Ocean View	3	62	0	0
Rehoboth	33	1,183	19	381
Seaford	24	278	18	219
Selbyville	2	56	0	0
Slaughter Beach	0	0	0	0
South Bethany	1	85	7	165
Unincorporated Areas	277	5,477	147	1,848
COUNTY TOTAL	438	9,488	294	5,808
STATEWIDE	1,486	25,855	1,466	26,225

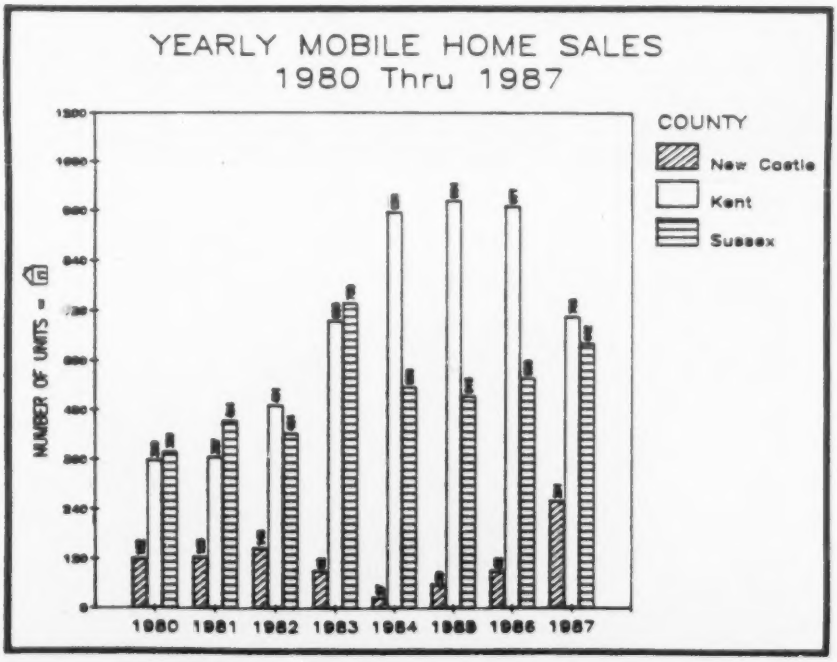
TABLE 6: RESIDENTIAL UNITS DEMOLISHED

LOCATION	NUMBER OF UNITS DEMOLISHED 1986	1987
NEW CASTLE		
Bellefonte	0	0
Elsmere	2	0
New Castle	2	1
Newark	2	3
Newport	0	0
Odessa	0	0
Wilmington	26	46
Unincorporated Areas	27	6
COUNTY TOTAL	59	56
KENT		
Camden	0	0
Dover	0	0
Harrington	1	2
Milford (K)	0	4
Smyrna	6	1
Unincorporated Areas	43	67
COUNTY TOTAL	50	74
SUSSEX		
Bethany	6	0
Bethel	0	0
Blades	0	0
Bridgeville	0	0
Dagsboro	0	0
Delmar	0	0
Dewey Beach	0	0
Fenwick Island	0	0
Georgetown	3	4
Greenwood	0	0
Henlopen Acres	0	0
Laurel	0	0
Lewes	22	2
Milford (S)	3	0
Millsboro	3	3
Milton	1	0
Ocean View	0	0
Rehoboth	0	2
Seaford	0	2
Selbyville	0	0
Slaughter Beach	0	0
South Bethany	0	0
Unincorporated Areas	0	0
COUNTY TOTAL	38	13
STATEWIDE TOTAL	147	143


UNIT PROFILE - Bedrooms
1987 vs 1988
3 BDRM 54%
2 BDRM 17%
1 BDRM 2%
4 BDRM 27%
3 BDRM 80%
2 BDRM 18%
1 BDRM 1%
4 BDRM 34%
1987
Single Family Housing
1988
1 BDRM 36%
4 BDRM 6%
3 BDRM 14%
3 BDRM 44%
1 BDRM 31%
4 BDRM 1%
3 BDRM 11%
3 BDRM 87%
1987
Multi-Family Housing
1988


FUEL COMPARISON
1987 vs 1988
LEGEND
Oil
Gas
Electric
Other
1987
4
28
69
1
1988
6
12
81
1
PERCENTAGE %
* Wood, Coal, Solar, Hot water


UNITS BY SQUARE FOOTAGE
1987 vs 1988
LEGEND
UNDER 1000
1000 - 1500
OVER 1500
1987
8
38
54
1988
13
44
43
PERCENTAGE %


YEARLY MOBILE HOME SALES
1980 Thru 1987
COUNTY
New Castle
Kent
Sussex
NUMBER OF UNITS
1980 1981 1982 1983 1984 1985 1986 1987

DEFINITIONS

Housing Unit - a room or group of rooms intended for occupancy as separate year-round living quarters by one or more persons, and includes permanent provisions for living, sleeping, eating, cooking, and sanitation.

Single-Family Unit - one-family free-standing home, condominium, and townhouse or row house intended to be sold.

Multi-Family Unit - a unit in a building occupied by more than one familyall sharing a common area of land (i.e. apartments and townhouses intended to be rented.)

Substantial Rehabilitation - additions and alterations containing 3 of the following 4 elements constitute substantial rehabilitation: electrical, heating, plumbing or structural work.

On-site Construction - housing built at the site it will occupy once completed. For the purposes of this report, manufactured housing is included in this definition. Mobile homes are not on-site construction.

Abbreviations Key
S-F - single-family
M-F - multi-family
M-H - mobile home

HOUSING PRODUCTION VOLUME

	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987
SINGLE FAMILY																		
NCC	1,697	2,078	2,026	1,987	725	885	1,247	1,559	1,441	1,185	1,328	857	664	1,318	1,466	1,976	2,750	3.429
KENT	311	650	552	761	570	450	538	550	443	372	198	133	244	375	456	430	550	553
SUSSEX	562	854	1,066	1,024	651	599	637	755	733	642	552	577	577	856	758	854	1,153	1,186
STATE	2,570	3,582	3,644	3,772	1,946	1,934	2,422	2,864	2,617	2,199	2,078	1,563	1,485	2,549	2,680	3,260	4,453	5,168
MULTI-FAMILY																		
NCC	1,476	2,114	2,325	2,790	901	668	84	920	299	566	368	170	921	235	836	468	1,096	516
KENT	60	214	707	510	93	441	4	14	102	161	11	0	146	51	185	80	221	183
SUSSEX	30	297	473	614	215	2	83	170	98	82	186	310	366	459	489	627	335	176
STATE	1,566	2,625	3,505	3,914	1,209	1,111	171	1,104	499	809	565	480	1,433	745	1,510	1,175	1,652	875
MOBILE HOME SALES																		
NCC	437	337	364	354	187	98	285	269	178	98	122	125	146	92	27	59	92	261
KENT	843	792	638	938	605	410	474	487	514	584	360	367	491	695	956	984	971	706
SUSSEX	391	574	670	668	469	326	140	174	273	466	380	454	424	738	536	515	558	642
STATE	1,671	1,704	1,672	1,960	1,261	834	899	930	965	1,148	862	946	1,061	1,525	1,519	1,558	1,621	1,609
TOTAL PRODUCTION																		
NCC	3,610	4,529	4,715	4,705	1,813	1,651	1,616	2,748	1,918	1,849	1,818	1,152	1,731	1,645	2,329	2,503	3,938	4,206
KENT	1,214	1,656	1,897	2,209	1,268	1,301	1,016	1,051	1,059	1,117	569	500	881	1,121	1,597	1,494	1,742	1,442
SUSSEX	983	1,725	2,209	2,306	1,335	927	860	1,099	1,104	1,190	1,118	1,337	1,367	2,053	1,783	1,996	2,046	2,004
STATE	5,807	7,911	8,821	9,646	4,416	3,879	3,492	4,898	4,081	4,156	3,505	2,989	3,979	4,819	5,709	5,993	7,726	7,652